



Department of
**State Development, Infrastructure,
Local Government and Planning**

Our ref: DEV2019/1035/2

14 September 2021

Old Pub Lane Pty Ltd
C/- Ethos Urban
Att: Ms Rebekah McDonald and Mr Ben Haynes
PO Box 205
FORTITUDE VALLEY QLD 4006

Email: rmcdonald@ethosurban.com; bhaynes@ethosurban.com

Dear Ms McDonald and Mr Haynes

S99 Approval of change to PDA development application

Change to PDA Preliminary Approval for material change of use for development generally in accordance with a master plan for health care services, business (office), warehouse (self-storage facility) childcare centre, and indoor sport and recreation (gym, swim school) at 43-77 Old Pub Lane, Greenbank described as Lot 1 on SP184067

On 14 September 2021, pursuant to s.85(4)(b) of the *Economic Development Act 2012*, the Minister for Economic Development Queensland (MEDQ) decided to grant **all** of the PDA development application applied for, in accordance with the attached PDA decision notice.

The PDA decision notice and approved plans / documents can also be viewed in the MEDQ Development Approvals Register via the Department website at www.dsdlgp.qld.gov.au/pda-da-applications.

If you require any further information, please contact Ms Tammara Scott, Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7097 or at tammara.scott@dsdlgp.qld.gov.au, who will be pleased to assist.

Yours sincerely

Jeanine Stone
**Director
Development Assessment
Economic Development Queensland**

PDA Decision Notice

Site information		
Name of priority development area (PDA)	Greater Flagstone	
Site address	43-77 Old Pub Lane, Greenbank	
Lot on plan description	Lot number	Plan description
	1	SP184067
PDA development application details		
DEV reference number	DEV2019/1035	
'Properly made' date	05 March 2021	
Type of application	<input type="checkbox"/> PDA development application for: <ul style="list-style-type: none"> <input type="checkbox"/> Material change of use <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Reconfiguring a lot <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Operational work <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input checked="" type="checkbox"/> Application to change PDA development approval <input type="checkbox"/> Application to extend currency period	
Proposed development	PDA Preliminary Approval for material change of use for development generally in accordance with a master plan for health care services, business (office), warehouse (self-storage facility) child care centre and indoor sport and recreation (gym, swim school).	
PDA development approval details		
Decision of the MEDQ	<p>The MEDQ has decided to grant all of the PDA development approval applied for, subject to PDA development conditions forming part of this decision notice.</p> <p>The approved changes are summarised as follows:</p> <ul style="list-style-type: none"> - Updated site layout to amend GFA of approved uses; and - Amendments to car parking arrangement. 	
Original Decision date	21 October 2019	
1 st Change to approval date	14 September 2021	
Currency period	10 years from the original date of the decision	

Approved plans and documents		
The plans and documents approved by the MEDQ and referred to in the PDA development conditions for the PDA development approval are detailed below.		
Approved plans and documents	Number	Date
1. Master Site Plan	DA21, Rev C	16 August 2021
2. Further Issues Response: Traffic and Transport Items	P5105.004L	9 September 2021
Plans and documents approved on 21 October 2019	Number	Date
3. Old Pub lane Commercial Precinct, Greenbank, Ecological Assessment Report Prepared by 28 South Environmental		15 May 2019 (as amended in red dated 17 October 2019)
4. Bushfire Hazard Assessment Report – 43-77 Old Pub Lane, Greenbank, prepared by Rob Friend & Associates Pty Ltd	RFA19-036	8 August 2019
PDA development conditions		
PREAMBLE AND ABBREVIATIONS		
<u>ABBREVIATIONS</u>		
For the purposes of interpreting the PDA Development Conditions, the following is a list of abbreviations utilised:		
1.	Council means the relevant local government for the land the subject of this approval.	
2.	DS DilGP means The Department of State Development, Infrastructure, Local Government and Planning	
3.	EDQ means Economic Development Queensland	
4.	MEDQ means The Minister of Economic Development Queensland.	
5.	PDA means Priority Development Area.	
No.	Condition	Timing
General		
1.	Carrying out of Future Development Future applications for development permits are to be generally in accordance with the approved plans and documents.	As indicated
Engineering		
2.	Stormwater Management - Quantity Subsequent application for a development permit must be accompanied with a stormwater management plan, supported by hydraulic modelling in accordance with QUDM 2016, that determines the detention volumes to be provided within the site to ensure no 'worsening' to downstream properties for storm events up to 1%	As indicated

	Annual Exceedance Probability (AEP) in accordance with Council current adopted standards.	
3.	Sewer Connection Each subsequent application for a development permit must be accompanied with a sewerage servicing report that identifies a viable strategy to connect the development to the Council's reticulation network. Where a temporary on-site solution is sought, the report shall identify a suitable area within the site to set aside for treatment/effluent disposal and a plan for decommission and connection with the Council's sewerage network.	As indicated

STANDARD ADVICE

Please note that to lawfully undertake development, it may be necessary to obtain approvals other than this PDA development approval. For advice on other approvals that may be necessary in relation to your proposal, it is recommended that you seek professional advice.

**** End of Package ****